

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County to use the herein described property for an office building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

SCOTTISH DEVELOPMENT CORPORATION

(Type or Print Name)

By: Clark F. MacKenzie, Vice President

(Signature)

9 Nantuxet Garth

Address

Phoenix, MD 21131

City and State

Attorney for Petitioner:

W. Lee Thomas, Esquire

(Type or Print Name)

409 W. Washington Avenue, Suite 314

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 296-6777

Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of June, 1980, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 15th day of July, 1980, at 10:00 o'clock

A.M.

(over)

Z.C.O.-No. 1

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 7, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

W. Lee Thomas, Esquire
409 W. Washington Avenue
Towson, Maryland 21204

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 209
Petitioner - Scottish Development Corp.
Special Exception Petition

Dear Mr. Thomas:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the north side of Scot Adam Road approximately 727 feet east of York Road in the 8th Election District, the subject property is zoned D.R. 16 and at the time of field inspection was vacant. Surrounding properties are similarly zoned and are improved with apartment developments, while the property immediately adjacent to this site to the west was the subject of a previous zoning hearing (No. 80-231-XASPH) in which a Special Exception for an office building was requested. However, at the time of this writing, a decision on this case has not been rendered.

At the present time, a development plan for the proposed townhouse development of which this tract is a part of is presently being processed by this office. However, it is clear that the area that is being described for this petition has not been included in the overall density for these proposed townhouses.

Particular attention should be afforded to the comments of the Office of Planning, the Department of Traffic Engineering and the Department of Permits and Licenses.

Item No. 209
Special Exception Petition
July 7, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS E. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: D.S. Thaler & Assoc., Inc.
11 Warren Rd.
Baltimore, Md. 21208

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 2, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #209 (1979-1980)
Property Owner: Scottish Development Corp.
N/S Scott Adam Road 727.94' E. York Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for an office building.
Acres: 1.384 District: 8th
Note: Adjoins Item No. 129, 1979-1980

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

As indicated, Baltimore County highway and utility improvements exist; and, further improvements are to be secured by a Public Works Agreement to be executed by the Petitioner and Baltimore County in conjunction with the proposed development of the Petitioner's property, "Aspen Mill", Project 9285 (Formerly "Warren Townhouses").

The Bureau of Engineering comments, which were supplied in connection with PIP Projects 79-176 and 79-214, and for the Preliminary Plan "Warren Townhouses", dated December 14, 1979, as supplied January 31, 1980 are referred to and available for your review.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 209 (1979-1980).

Very truly yours,
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:iss
cc: R. Morton, J. Wimbley, R. Covahey
V-SF Key Sheet
64 NW 4 & 5 Pos. Sheets
NW 16 A & B Topo
-1 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #209, Zoning Advisory Committee Meeting, April 22, 1980, are as follows:

Property Owner: Scottish Development Corp.
Location: N/S Scott Adam Road 727.94' E. York Rd.
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for an office building
Acres: 1.384
District: 8th
Note: Adjoins Item No. 129, 1979-80.

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is in a Traffic Deficient Area, which is controlled by an "E" intersection.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
301-494-3550

SIMPHER E. COLLINS
DIRECTOR

May 16, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 209 - ZAC - April 22, 1980
Property Owner: Scottish Development Corp.
Location: N/S Scott Adam Road 727.94' E. York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building
Acres: 1.384
District: 8th
Adjoins Items No. 129, 1979-80.

Dear Mr. Hammond:

The requested Special Exception for a general office building can be expected to generate 300 trips per day.

This site is located within a capacity deficient zone.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

May 13, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #209, Zoning Advisory Committee Meeting of April 22, 1980, are as follows:

Property Owner: Scottish Development Corp.
Location: N/S Scott Adam Rd. 727.94' E York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building
Acres: 1.384
District: 8th
Note: Adjoins Item No. 129, 1979-80

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

IAN J. ROBERT, Director
BUREAU OF ENVIRONMENTAL SERVICES

IEP/mw

cc: Air Pollution

ORDER RECEIVED FOR FILING

DATE September 22, 1980
BY John W. Hession, III
TOWSON, MARYLAND 21204

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of September, 1980, that the herein Petition for Special Exception for a three-story office building, in accordance with the site plan prepared by D. S. Thaler and Associates, Inc., dated March 14, 1980, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject site.
2. Parking shall be provided as shown on the aforementioned site plan.
3. Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
4. Utilization of the special exception within three years.

John W. Hession, III
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. HUNCKE
CHIEF

May 15, 1980

Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Scottish Development Corp.

Location: N/S Scott Adam Road 727.94' E York Road

Item No: 209 Zoning Agenda: Meeting of April 22, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER John W. Hession, III Noted and Approved: Charles E. Burdman
Planning Group Fire Prevention Bureau
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI JR.
DIRECTOR

April 23, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #209 Zoning Advisory Committee Meeting, April 22, 1980
are as follows:

Property Owner: Scottish Development Corporation
Location: N/S Scott Adam Road 727.94' E York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building

Acres: 1.384
District: 8th
NOTE: Adjoining Item No. 129, 1979-80
The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 2" masonry firewall is required if construction is on the lot line.
- F. Request variance conflicts with the Baltimore County Building Code, Section .
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: Please be aware this building will require an elevator under the State Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdman
Charles E. Burdman, Chief
Plans Review

CEB:rtj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 17, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 22, 1980

Item No: 204, 205, 206, 207, 208, 209
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S of Scott Adam Rd., 727.94'
E of York Road, 8th District : OF BALTIMORE COUNTY

SCOTTISH DEVELOPMENT : Case No. 81-17-X
CORPORATION, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1980, a copy of the foregoing Order was mailed to W. Lee Thomas, Esquire, 409 Washington Avenue, Suite 314, Towson, Maryland 21204; and George F. and Joan B. Strutt, 9 Nantucket Garth, Phoenix, Maryland 21131, Contract Purchasers.

John W. Hession, III
John W. Hession, III

PETITION FOR SPECIAL EXCEPTION

Scott Adam Road
No. 81-17-X

This petition was filed under the name of Scottish Development Corporation and signed by Clark F. MacKenzie. The land, at that time, was the subject of an Agreement of Sale from Scottish Development Corporation to the Contract purchasers. Title to the land passed on June 27, 1980 (after the Petition was filed) and now rests in Warren Land Company, Inc. which is a land holding Corporation owned by the Contract purchasers. (George F. Strutt is President of Warren Land Company, Inc.)

The parcel of 1.384 acres, the subject of this Petition, is part of a total tract of 20.25 acres which was the total acreage of the Agreement of Sale. The remainder, consisting of 18.866 acres, (which is not under consideration here), was transferred on June 27, 1980 to Aspen Mill Limited Partnership; George F. Strutt and Kimberly B. Strutt are among the General Partners of that Partnership.

The aerial photograph attached indicates the manner in which it is planned to jointly develop the two parcels, blending the adjacent housing, existing apartments and commercial areas with the townhouses and offices to be built. Special efforts in planning have been made in the design and site plan of the office building with this in mind. The main entrance to the office building is to the rear of the lot and the remainder of the site is to be screened around the perimeter.

The development work to be done is as provided for under Public Works Agreement #88005 and is in accordance with a fully approved development plan for the site dated in June of 1980. The Record Plat is now ready for recording.

The Developer Participant - George F. Strutt

Mr. Strutt has been a developer in Baltimore County, Maryland through the last thirty years completing or participating in over twenty successful developments which are among the finest in the county. He has always conformed to the development requirements of the county and has created communities in which the residents are proud to reside.

PETITIONER'S
EXHIBIT 2

-2-

Mr. Strutt is also a Real Estate Broker and a member of the Real Estate Board, a Past President (for two terms) of the Homebuilders Association of Maryland, and serves as a Life Director of the National Association of Home Builders in Washington, D. C. One very successful development now under construction is "Valleywood at Five Farms" on West Timonium Road.

Proposed Building and its Use

Approximately one-third (1/3) of the proposed office building will be used by the developers for their family enterprises including development and real estate brokerage. The parking floor area ratio is .4. The building is low in silhouette, creating and blending into the general open character of the surrounding area. As indicated by the plan, the planned construction of Scott Adam Road through to Warren Road will greatly facilitate traffic flow. The building itself is just off the main thoroughfare, York Road. The construction will be modern fire code approved type with open exterior halls.

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-1100
March 28, 1980

DESCRIPTION OF PARCEL "A" ASPEN MILL TO ACCOMPANY SPECIAL EXCEPTION FOR OFFICE BUILDING

Beginning for the same at a point on the north side of Scott Adam Road, 100 feet wide, at a point 727.94 feet from the east side of York Road, 66 feet wide, as measured easterly along the north side of Scott Adam Road, thence leaving said road and running, North 18°40'46" West 205.50 feet, thence North 04°57'24" East 26.98 feet, thence North 85°02'36" West 87.06 feet, thence North 04°57'24" East 177.82 feet, thence South 50°57'43" East 433.33 feet, thence South 02°37'45" East 13.30 feet to the north side of said Scott Adam Road and running thence along same by a line curving to the right having a radius of 520.00 feet and an arc length of 237.71 feet to the point of beginning.

Containing 1.384 acres of land more or less.



CIVIL ENGINEERS • SITE PLANNERS

PETITION FOR SPECIAL EXCEPTION

8th District

ZONING: Petition for Special Exception
 LOCATION: North side of Scott Adam Road, 727.94 feet East of York Road
 DATE & TIME: Tuesday, July 15, 1980 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for an office building
 All that parcel of land in the Eighth District of Baltimore County

Being the property of Scottish Development Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, July 15, 1980 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

June 18, 1980

V. Lee Thomas, Esquire
 409 Washington Avenue, Suite 314
 Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception - N/S Scott Adam Road,
 727.94' E of York Road - Scottish Development Corp.
 Case No. 81-17-X

TIME: 10:00 A.M.

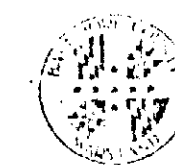
DATE: Tuesday, July 15, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

cc: Mr. & Mrs. George F. Strutt
 9 Mantucket Garth
 Phoenix, Maryland 21131



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

July 2, 1980

V. Lee Thomas, Esquire
 409 Washington Avenue - Suite 314
 Towson, Maryland 21204

RE: Petition for Special Exception
 N/S Scott Adam Rd., 727.94' E of York Rd
 Scottish Development Corporation
 Case No. 81-17-X

Dear Mr. Thomas:

This is to advise you that \$52.50 is due for
 advertiser and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
 remit to Sondra Jones, Room 113, County Office Building, Towson,
 Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH:ej

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
 Zoning Commissioner
 John D. Seyffert, Director
 Office of Planning and Zoning
 FROM: Petition No. 81-17-X
 SUBJECT: Petition for Special Exception

Petition for Special Exception
 North Side of Scott Adam Road, 727.94 feet East of
 York Road
 Petitioner- Scottish Development Corporation

Eight District

HEARING: Tuesday, July 15, 1980 (10:00 A.M.)

The proposed use would be appropriate here. If
 granted, it is requested that a detailed landscaping
 plan, submitted to and approved by the Division of
 Current Planning and Development, be required.

John D. Seyffert
 John D. Seyffert, Director
 Office of Planning and Zoning

JDS:JGH:vg



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

September 12, 1980

V. Lee Thomas, Esquire
 409 Washington Avenue, Suite 314
 Towson, Maryland 21204

RE: Petition for Special Exception
 N/S of Scott Adam Road, 727.94' E
 of York Road - 8th Election District
 Scottish Development Corporation -
 Petitioner
 NO. 81-17-X (Item No. 209)

Dear Mr. Thomas:

I have this date passed my Order in the above referenced matter in accordance with the attached.

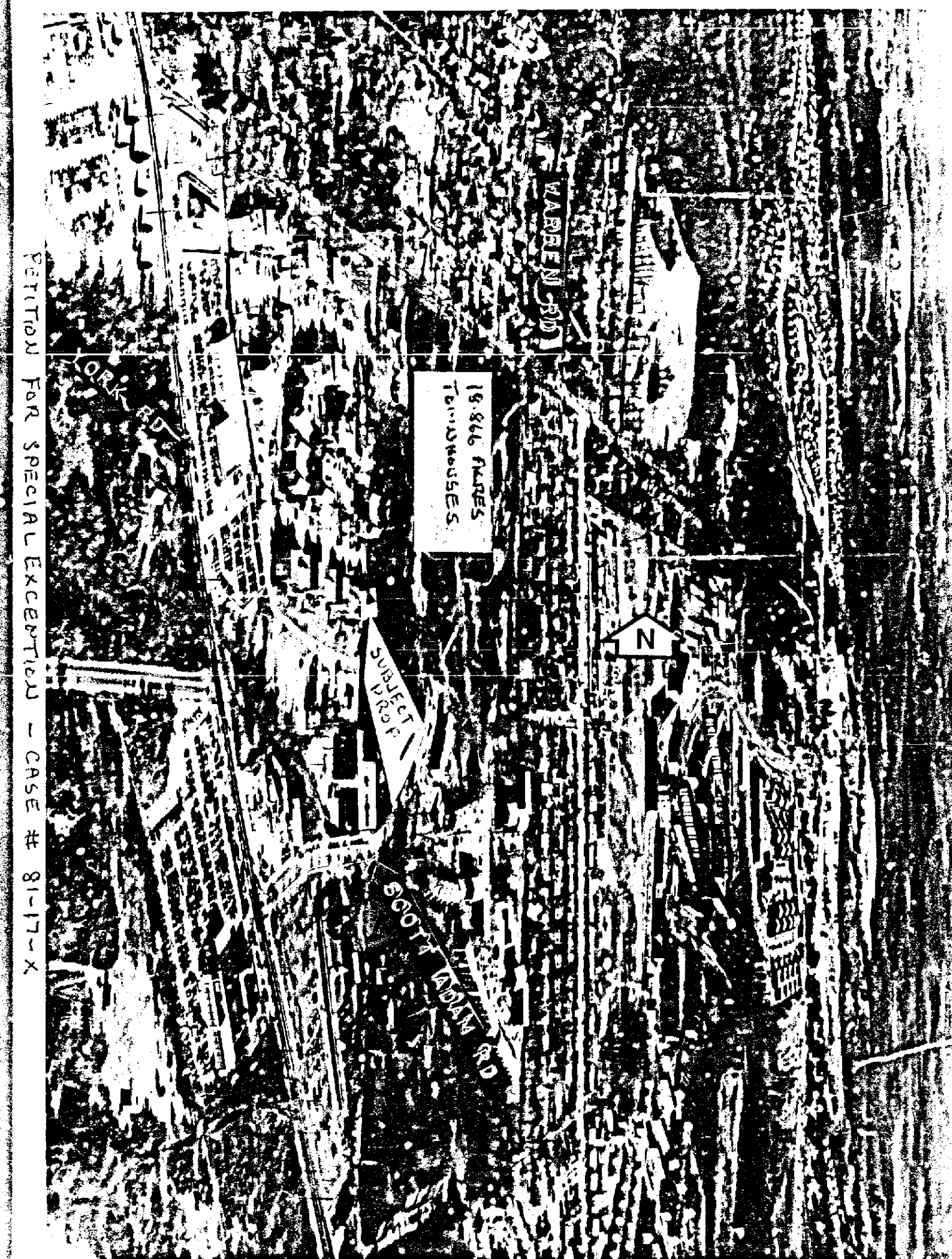
Very truly yours,

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire
 People's Counsel



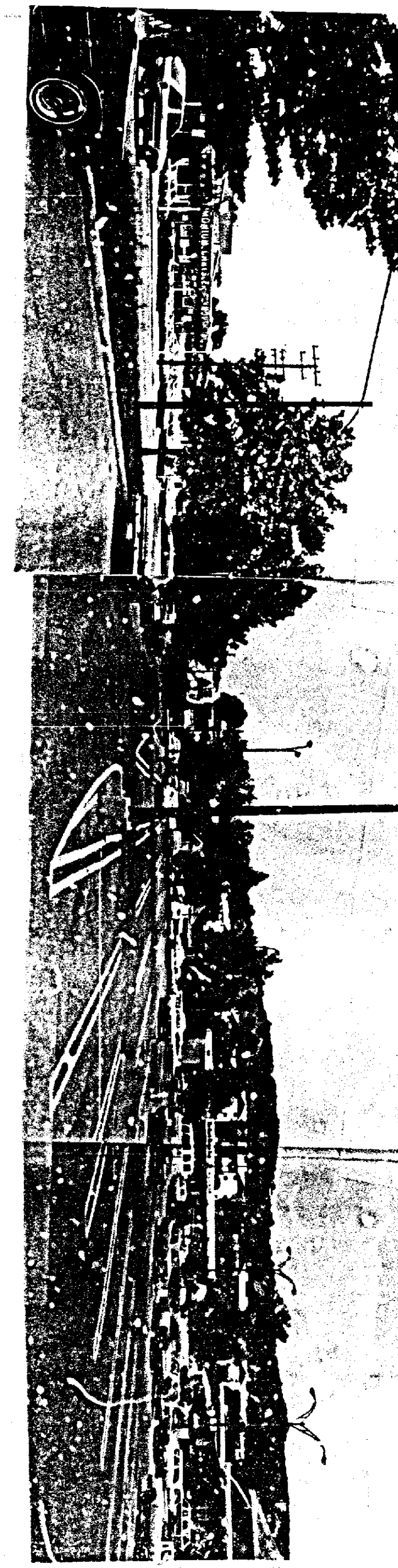
PETITION FOR SPECIAL EXCEPTION - CASE # 81-17-X



COMMERCIAL
 ADJACENT TO
 OFFICE BUILDING

ADJACENT
 OFFICE BUILDING

CORNER OF SCOTT ADAM RD. & YORK ROAD
 SUBJECT SITE - TO FAR RIGHT OF SMALL STORES & OFFICE BUILDING
 (NOT VISIBLE)
 PETITION FOR SPECIAL EXCEPTION CASE # 81-17-X



W. Lee Thomas, Esquire
407 Washington Avenue
Towson, Maryland 21204

cc: D. S. Thaler & Assoc., Inc.
11 Warren Rd.
Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 13th day
of June, 1980

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Scottish Development Corp.
Petitioner's Attorney W. Lee Thomas, Esq.

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denial										
Granted by ZC, BA, CC, CA										
Reviewed by:	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>See Item #127</u>	Map # <u>501127</u>									

PETITION FOR SPECIAL
EXCEPTION
8th DISTRICT

LOCATION: North side of Scott
Adam Road, 727.94 feet East of
York Road
DATE & TIME: Tuesday, July 15,
1980 at 10:00 A.M.
PUBLIC HEARING: Room 106
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for an office building.
All that parcel of land in the Eighth District of Baltimore County Beginning for the same at a point on the north side of Scott Adam Road, 60 feet wide, at a point 727.94 feet from the east side of York Road, 60 feet wide, as measured easterly along the north side of Scott Adam Road, thence leaving said road and running North 18° 4' 40" West 205.50 feet, thence North 04° 57' 24" East 25.90 feet, thence North 85° 02' 38" West 87.06 feet, thence North 04° 57' 24" East 177.82 feet, thence South 50° 57' 43" East 433.33 feet, thence South 02° 37' 45" East 13.30 feet to the north side of said Scott Adam Road and running thence along same by a line curving to the right having a radius of 520.00 feet and an arc length of 237.31 feet to the point of beginning.
Containing 1.384 acres of land more or less.

Being the property of Scottish Development Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 15, 1980 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 26.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 26, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once each week~~ of one time ~~successive weeks~~ before the 15th day of July, 1980, the first publication appearing on the 26th day of June, 1980.

THE JEFFERSONIAN

L. Frank Strickland
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 11th day of April, 1980*

Filing Fee \$ 50.00 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Clark MacKenzie Submitted by W. Lee Thomas
Petitioner's Attorney W. Lee Thomas Reviewed by Diane Miller

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 Date of Posting 6/21/80
Posted for: Petition for Special Exception
Petitioner: Scottish Development Corp.
Location of property: 4415 Scott Adam Rd., 727.94'
E. of York Rd.
Location of Signs: along Scott Adam Rd.
Remarks: None
Posted by Robert Coleman Date of return: 7/3/80
Signature
Number of Signs: 1

PETITION FOR
SPECIAL EXCEPTION

8th District
Zoning: Petition for Special
Exception
Location: North side of Scott
Adam Road, 727.94 feet East of
York Road.

Date & Time: Tuesday, July
15, 1980 at 10:00 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

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Petition for Special Exception for an office building.
All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same at a point on the north side of Scott Adam Road, 60 feet wide, at a point 727.94 feet from the east side of York Road, 60 feet wide, as measured easterly along the north side of Scott Adam Road thence leaving said road and running North 18° 40' 46" West 205.50 feet, thence North 04° 57' 24" East 25.90 feet, thence North 85° 02' 38" West 87.06 feet, thence North 04° 57' 24" East 177.82 feet, thence South 50° 57' 43" East 433.33 feet, thence South 02° 37' 45" East 13.30 feet to the north side of said Scott Adam Road and running thence along same by a line curving to the right having a radius of 520.00 feet and an arc length of 237.31 feet to the point of beginning.
Containing 1.384 acres of land more or less.

Being the property of Scottish Development Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date:
TUESDAY, JULY 15, 1980
AT 10:00 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
for Baltimore County

The Essex Times

Essex, Md., June 26, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 26th day of

June, 1980
John D. Williams
Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 089645

DATE July 16, 1980 ACCOUNT 01-662

AMOUNT \$52.50

RECEIVED FROM York Manor, Inc.

FOR Advertising and Posting for Case No. 81-17-X

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 088839

DATE June 18, 1980 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM W. Lee Thomas, Esquire

FOR Filing Fee for Case No. 81-17-X

VALIDATION OR SIGNATURE OF CASHIER



PARK MANOR INC.
OTG 8021/71
ZONED DR1G
EX USE - RESIDENTIAL

EXISTING
APARTMENT
BUILDING

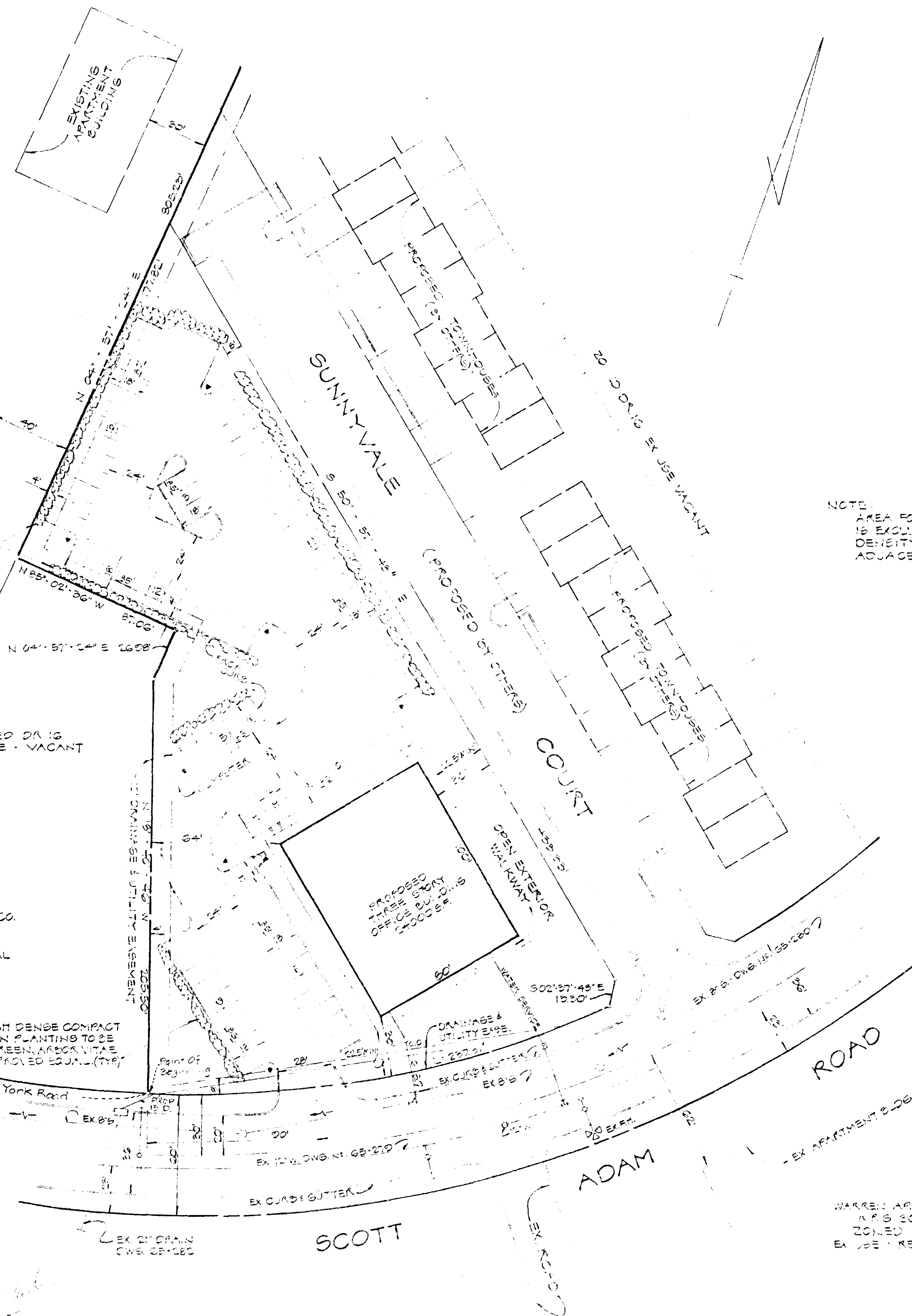
4' HIGH DENSE COMPACT
SCREEN PLANTING TO BE
EVERGREEN, ARBOR-VITAE
OR APPROVED EQUAL (TYP)

ZONED DR1G
EX USE - VACANT

GREENTREE REALTY CO.
P.R. 6-4231/83
ZONED - 2L CNG
EX USE - COMMERCIAL

4' HIGH DENSE COMPACT
SCREEN PLANTING TO BE
EVERGREEN, ARBOR-VITAE
OR APPROVED EQUAL (TYP)

ENGINEERS
D. S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21208
464-4100



NOTE:
AREA FOR SPECIAL EXCEPTION
IS EXCLUDED FROM THE OVERALL
DENSITY CALCULATIONS FOR
ADJACENT TOWNHOUSE DEVELOPMENT.

EXISTING ZONING: DR1G
PROPOSED ZONING: DR1G WITH SFL EXC. FOR OFFICE BUILDINGS
GROSS AREA: 1,224,700

PARKING DATA:
NUMBER OF SPACES REQUIRED TOTAL: 50
NUMBER OF SPACES PROVIDED TOTAL: 65

FIRST FLOOR
USE: OFFICES
TOTAL AREA: 3,000 SF
NUMBER OF SPACES REQUIRED: (3,000/300) = 10
NUMBER OF SPACES PROVIDED: 12

SECOND FLOOR
USE: OFFICES
TOTAL AREA: 3,000 SF
NUMBER OF SPACES REQUIRED: (3,000/300) = 10
NUMBER OF SPACES PROVIDED: 12

THIRD FLOOR
USE: OFFICES
TOTAL AREA: 3,000 SF
NUMBER OF SPACES REQUIRED: (3,000/300) = 10
NUMBER OF SPACES PROVIDED: 12

PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH
STONE BASE AND PROPERLY DRAINED.

HANDICAPPED SPACES SHOWN: 4

STREET LIGHTS SHOWN: 4

DEED OF OWNERSHIP: E.M.K. 0-0061/205
W.U.R. 2044/245
W.U.R. 2044/251

OFFICE COPY

Item # 209

OWNER: SCOTTISH DEVELOPMENT CORP.
1500 FALLS RD.
LUTHERVILLE, MD. 21036
DEVELOPER: WARREN LAND CO., INC.
200 FIVE FARMS LANE
TIMONUM, MD. 21093

PLAT TO ACCOMPANY SPECIAL EXCEPTION
ASPEN MILL
ELECTION DISTRICT 3 BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' MARCH 14, 1989

PETITIONER'S
EXHIBIT 1